



29 April 2026

Job Ref: B4726P-A1-DA1

Att: Diana Sun  
Planning Services South  
Brisbane City Council  
GPO Box 1434  
Brisbane Qld 4001  
Via email: [DSPlanningSupport@brisbane.qld.gov.au](mailto:DSPlanningSupport@brisbane.qld.gov.au)

**RE: RESPONSE TO FURTHER ADVICE – 685 WYNNUM ROAD, MORNINGSIDE QLD 4170**  
**APPLICANT: CHF FAMILY INVESTMENT PTY LTD C/- JFP URBAN CONSULTANTS**  
**COUNCIL REF: A006895033**

Dear Diana,

We refer to Council's Further Advice, dated 18 December 2025, regarding the abovementioned application.

In accordance with s13.2 of the *Development Assessment Rules*, we hereby provide all of the information requested. In support of our response, please find **enclosed** the following documents for assessment: -

- Attachment A.** Amended Architectural Plans, prepared by AEC Australia;
- Attachment B.** Amended Landscape Concept Plan, prepared by Andrew Gold Landscape Architecture.

In response to Council's request, and as further detailed below, we note that the proposed development has been amended as follows: -

1. Units 1-5 have reverted to a 3-bedroom dwelling design as per the original approval;
2. The Architectural Plans now clearly show dimensioning and roofing of the refuse storage and collection areas;
3. The Landscape Concept Plan has been revised to ensure a compliant outcome.

In accordance with Schedule 2 of the *Planning Act 2016* (the Act) and Schedule 1 of the *Development Assessment Rules*, we confirm that the above changes do not: -

- result in a substantially different development;
- seek approval for prohibited development;
- require the application to be referred to any additional referral agencies; or
- change the type of development approval sought.

Our responses to Council's outstanding issues are as follows: -

### *Car Parking*

1. *It has been identified that the Retreat Rooms in Units 1–6 have been replaced with Bedrooms, resulting in Units 1–5 being fourbedroom dwellings, which require 2.5 spaces per fourbedroom unit. The number of car parking spaces provided to Units 1–5 has not been updated or justified and therefore does not comply with Section 6 of the Transport, access, parking and servicing planning scheme policy.*
  - a) *Provide a traffic report signed by an RPEQ and amended plans showing that the proposed number of car parking spaces complies with Section 6 of the Transport, access, parking and servicing planning scheme policy; or*
  - b) *Revert the Bedrooms to Retreat Rooms as originally approved.*

### **Applicant Response:**

As shown on the enclosed Architectural Plans, prepared by AEC Australia, the previously identified fourth bedrooms have been reverted to retreat rooms, consistent with the originally approved layout. In particular, Units 1-5 have been amended from four (4) bedrooms to three (3) bedrooms, while Unit 6 remains as a three (3) bedroom dwelling.

In this regard we note that the linen cupboards have been removed and the doorways retained as formal openings. As such, these spaces are not designed for functioning as bedrooms and are intended to be used as retreat or media-style rooms only.

### *Retaining Wall*

2. *It has been identified that retaining walls are located along the eastern and southern boundaries within the landscaping and deep planting areas, making it unclear whether the outcomes on the approved Landscape Concept Plans (LCPs) can be achieved.*
  - a) *Provide additional information demonstrating that the approved landscaping and deep planting outcomes can be achieved; or*
  - b) *Provide amended plans and LCPs demonstrating that the landscaping and deep planting outcomes are in accordance with PO28 and PO29 of the Multiple dwelling code.*

### **Applicant Response:**

Council's comments are noted. The revised Landscape Concept Plan, prepared by Andrew Gold Landscape Architecture, demonstrates that the approved landscaping and deep planting outcomes can be achieved notwithstanding the presence of retaining walls along the eastern and southern boundaries.

Revised plans confirm that adequate soil depths and planting zones are provided to support deep planting in accordance with Performance Outcomes PO28 and PO29 of the Multiple Dwelling Code. The retaining walls have been designed to facilitate appropriate terracing while maintaining sufficient space for canopy tree planting and understory vegetation, consistent with the intent of the approved landscaping outcomes.

Accordingly, the amended plans demonstrate that the proposed landscaping and deep planting areas remain functional, achievable, and compliant with the relevant performance outcomes.

### *Refuse*

3. *In accordance with PO32/AO32 of the Multiple dwelling code and PO8/AO8.1 and AO8.2 of the Infrastructure design code, provide amended plans addressing the following:*
  - a) *Clearly identify the bin storage area for Unit 4.*

- b) Amend the indicative collection area to state 6 x 240L and 4 x 360L.
- c) Amend all relevant plans to demonstrate that the refuse storage area adjacent to Unit 5 is fully roofed (i.e. the roof shown above does not cover the entire storage area on all subsequent plans).

**Applicant Response:**

Council's comments are noted. Please refer to the enclosed amended Architectural Plans, prepared by AEC Australia, which now clearly show the bin storage area for Unit 4. The indicative collection area out in Wynnum Road also now clearly states 6 x 240L and 4 x 360L. Furthermore, the refuse storage area adjacent to Unit 5 is fully roofed.

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This correspondence and attachments represent a response to all the information requested, in accordance with s.13.2 of the *Development Assessment Rules*.

We trust the above and enclosed information satisfactorily addresses Council's request. We look forward to receiving Council's draft condition package for review once available. Please do not hesitate to contact the office should you have any queries.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Isla Jenkins', is positioned below the text 'Yours faithfully,'.

**ISLA JENKINS**  
UNDERGRADUATE TOWN PLANNER  
JFP URBAN CONSULTANTS